

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of Land Use from Conservation use to Manufacturing use in Sy.Nos.547/A, 547/B, 549/A, 549/B, 549/C, 549/EE, 549/G & 549/H of Kolthur (V), Shamirpet (M), Medchal-Malkajgiri District to an extent of 47701.00 Sq.mts out of total site area of 85,810.00 Sq. mts for setting up unit of CDMO (R&D) applied by M/s. Syngene Scientific Solutions Ltd. under "Red" category under TG-IPASS - Confirmation of Draft variation - Notification - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No.123**

**Dated:09.09.2024.  
Read the following:-**

1. From the M.C., From the Lr.No.MEG0200009133659/CLU/Plg/TS-iPASS /HMDA/2023, Dated:04.11.2023.
2. From the M.C., HMDA Lr.No.MEG0200009133659/CLU/Plg/TS-iPASS /HMDA/2023, Dated:08.11.2023 addressed to the Commr., Printing.
3. From the M.C., HMDA Lr.No.MEG0200009133659/CLU/Plg/TS-iPASS /HMDA/2023, Dated:19.02.2024.
4. From the M.C., HMDA Lr.No.MEG0200009133659/CLU/Plg/TS-iPASS /HMDA/2023, Dated:07.05.2024.
5. Minutes of the CLU Committee meeting held on 10.06.2024.

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**ORDER:**

The draft variation to the land use envisaged in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013 issued in reference 2<sup>nd</sup> read above, was published in the extraordinary issue of the Telangana Gazette Part.II No.211-A Dated:08.11.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted an amount of Rs. 71,55,150/- (Rupees Seventy One Lakhs Fifty Five Thousand One Hundred and Fifty Only) towards conversion charges vide through transaction No.FCM-2311086IM6RL Dt: 09.11.2023 to the Commissioner of Industries through TG-iPASS online. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extraordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.Nos.547/A, 547/B, 549/A, 549/B, 549/C, 549/EE, 549/G & 549/H of Kolthur (V), Shamirpet (M), Medchal-Malkajgiri District to an extent of 47701.00 Sq.mts out of total site area of 85,810.00 Sq. mts which is presently earmarked for Conservation use in the Notified Master Plan MDP-2031, approved vide G.O.Ms.No.33 MA, dt:24-01-2013, is now designated as Manufacturing use for setting up unit of CDMO (R&D) applied by M/s. Syngene Scientific Solutions

(P.T.O)

Ltd. under “Red” category, subject to the following conditions:

- a) A full-fledged, functional STP / ETP shall be established as per PCB norms. The ETP should be part of project & to be built prior to commissioning & ‘Zero Liquid Disposal’ Category norms to be implemented & shall comply with conditions laid by PCB.
- b) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168 MA dt:07.04.2012 and G.O.Ms.No.33 MA, dt:24.01.2013 and their subsequent amendments.
- c) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- d) The applicant is wholly responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- e) The applicant has to leave 3.00 Mtrs Green buffer strip all around the site and designated conservation use in order to segregate Industrial activity from the conservation use and buffer areas shall be as per PCB norms.
- f) The owner/applicants shall handover the 24.00mts wide approach road area to the local bodies at free of cost through registered gift deed.
- g) The applicant shall form the 24.00mts wide B.T surface road to the site under reference.
- h) The change of land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- i) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from government and the application shall be revoked if the conditions are not followed by the applicant.
- j) CLU shall not be used as proof of any title of the land.
- k) Natural position of NALA’s if any shall be maintained on ground.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) Consideration for CLU doesn’t confer any title over the land.
- n) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

**SCHEDULE OF BOUNDARIES**

North : Sy.No.548 of Kolthur(V)  
South : Sy.No.550 of Kolthur (V) & Existing 24.00 mts wide road.  
East : Sy.No.555 of Kolthur (V)  
West : Sy.No.549/P of Kolthur(V)

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.DANA KISHORE  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector Medchal - Malkajgiri District.  
Sc/Sf.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**